

Phoenixville Planning Commission

MINUTES

Thursday – March 12, 2026

6:00 PM

- I. Call to Order
 - A. 6:00

- II. Pledge of Allegiance
 - A. Complete

- III. Roll Call
 - A. Members Present
 1. Catherine Bianco
 2. Amanda Irwin
 3. Josh Gould
 4. Joe Sikora
 5. Raffaello Di Napoli (6:05)
Solicitor Scott Denlinger
Engineer Leanna Colubriale
Land Planner Judy Goldstein
Borough Manager Jean Krack
Planning Director Dave Boelker
Borough Council Liaison Brian Moore
 - B. Excused
 1. Tom Carnevale
 2. Jahan Tavangar

- IV. Approval of Minutes
 - A. February 12, 2026
Motion to approve as submitted by Gould.
Seconded by Sikora.
Motion carried 4-0.

- V. Updates / Correspondence
 - A. None.

- VI. Public Participation
 - A. None.

- VII. Old Business
 - A. None.

- VIII. New Business
 - A. **2020-03 - Odessa Major Amendment – Franklin Phoenixville, LP - 15-4-56, 15-4-56.1, 15-4-49:** The Major Amendment proposes a new circulation pattern through the

development, connecting at the north of the site to a newly-proposed project along Township Line Road that itself makes an aligned connection to Gauge Street in East Pikeland Township.

Presenting:

Kestra Kelly, BL Companies, Civil Engineer. Kelly provided an overview of the project's amendment proposal. They are not seeking a recommendation at tonight's meeting. An overview of the tract was presented and a description provided.

Review Letters

RVE:

- 1- Applicant summarized this comment at the introduction, tract boundaries, home siting.
- 29 – Private open space vs. parking stall.
- 33 – 8 SRT-designated parking spaces; requiring ADA access to the trail, that will be a Will-Comply.
- 59 – Wall-adjacent retaining wall; RVE requesting pedestrian improvements; Goldstein commented on the inconvenience of parking on-street, and having to walk to the end of a block to ascend to the houses.

Sikora/Kelly – Comments on circulation and one-way versus two-way; updated traffic study.

Irwin/Kelly – Discussion on the new configuration to the SRT.

Bianco/Kelly – Discussion that there are no trail-oriented amenities at the western parking area, Kelly suggesting that the recorded Odessa plan provides some, but the applicant would be willing to entertain ideas.

Sikora/Kelly – Discussion on the nature and minor changes to the stormwater management; off-site (Township Line Road houses) always flowed toward Odessa, and was already being anticipated.

Gould/Krack – Discussion about the awkwardness of the roadways east of the tract along Fillmore.

Moore/Kelly – Discussed the space west of the apartment building; Moore asked Kelly to describe the east to west traffic flow. The circulation maintains all the same access points. Moore requested an exhibit of the tiered nature of the site that Kelly referenced earlier. Denlinger summarized what the waiver process will be if new waivers will be needed as part of the changes.

Gilmore:

Goldstein reiterated that many of the comments have been summarized already or covered by RVE's commentary.

Open space clarification needs to occur.

The new parking area will be assessed to add buffering and screening of the area.

Commission Discussion:

Gould/Goldstein – The 2013-2026 zoning ordinance is in effect.

Irwin/Kelly – Discussion of sanitation truck maneuvering; community garden near the trail is an HOA responsibility and has not been altered; SRT crosswalks and signals.

Solicitor Comments:

Denlinger/Kelly discussed lots and a sequencing of the former 918 Township Line Road.

Public Comment:

Gary Spinner - 534 Gauge – Questions and answers regarding traffic flow, ingress/

Maryanne Godshall - Kimberton Glen – Comment on TLR’s two-way access point.

- B. 2026-01 - Township Line Road Development – Franklin Phoenixville, LP - 15-4-44 through 15-4-49:** The proposed development consists of the construction of thirty-nine (39) townhouses with private and public open spaces along Township Line Road. The project proposes to connect to the Odessa Development, moving the primary West access road from 918 to 908 Township Line Road, aligning with Gauge Street in East Pikeland Township. A one-way ingress point is proposed at 918 Township Line Road. The creation of local access streets with on-street parking and alleys, public water and sewer, and stormwater management are proposed as part of the project.

Presenting:

Kestra Kelly, BL Companies, Civil Engineer. Not seeking a recommendation tonight, but is here to seek feedback on the topic. These are standard townhomes being presented, eliminating multiple driveways on Township Line; the Gauge Street entrance is a good traffic engineering standard to align with another road, even if part of an unrelated project.

Review Letters

RVE:

24 – Colubriale seeking alley configuration and one- versus two-way alley 6.

31 -Turn-around area is needed. Will comply.

41 – perpendicular parking is not permitted along streets as is shown at the open space area.

45/46 – EV parking counts.

90 – Township Line Road improvements, half-width mill and overlay of TLR along in front of the project.

Open space grading averages 7%, and Colubriale seeks to limit that to make it more usable.

Sikora/Kelly – Clarification of detached versus townhouse standards; fronting houses on streets only; open space calculations.

Irwin/Goldstein – Discussion on open space versus parking and how choices need to be made.

Moore/Denlinger – Discussion on HOA docs requiring garages be available for parking, not storage.

Gilmore:

Goldstein/Kelly – The intent is to not require any variances.

Parking stall size will be identified in future locations.

Block length and depth need to be looked at as part of the zoning ordinance.

Trees to be removed 21 healthy trees are proposed to be removed, waiver request; including 2 pin oaks over 36” are not clear what happens. Kelly will clarify and confirm the counts.

Comments on pedestrian circulation, open space, lot lines/tract boundaries.

Denlinger commented that there are numerous legal aspects that need to be worked out.

Sikora/Irwin/Goldstein commented on the interconnectivity of the plans, and choices of the developer along the way.

Bianco commented on requesting additional landscape be considered as part of the overall project; particularly with greening the alleys and areas between the strings of townhouses.

Public Comment:

Tia Smallwood – 675 Stamp Street – Comments on the existing dwellings’ futures until such time development can occur. Kelly will ask ownership of the intent.

Peggy Davidson – 557 Gauge Street – Provided comments about aligning Gauge Street, total population of the developments, traffic counts, sightlines and traffic safety.

Gary Spinner – Suggestion to consider the potential queueing along TLR to access Kimberton Glen.

- C. **2026-03 - 101 High Street - Providence Capital Group, LLC - 101 High Street - 15-5-533, 534, 534.1, 534.2, 534.3:** The project and plan propose to combine 5 parcels at the location to build a single, 4-story multifamily residential building with associated stormwater management, parking, landscaping, lighting and other improvements.

Presenting:

Joel Comanda, InLand Design, Civil Engineer – Comanda provided an overview of the project, having been approved prior under a different owner. Trash and mail will be handled internally on the ground floor. ADA access will be internal to the lot, a main access will face High Street. Comanda highlighted RVE and Gilmore higher level comments.

RVE - Visibility of cars exiting will be enhanced.

Sight triangle from 75' to 43'. A chamfered building to increase the sight lines.

Grading within 3' of the property line is a waiver request.

An impermeable liner will be added to minimize any impacts.

The interaction of the retaining wall and the bmps will be considered closely with a structural engineer.

The accessible parking space will be removed from the required counts to support the bedroom count.

Denlinger/Comanda – Discussion on the relationship between the prior-approved North Hill Flats plan and this one.

Review Letters

RVE:

Colubriale discussed the clear sight triangle effort being valuable, even if not able to make it to 75'; DiNapoli also echoed this.

Irwin/Colubriale/Comanda discussed the sight triangle in relation to stop-controlled intersections.

Bianco/Moore/DiNapoli – Discussion on siting of the building to the curb.

Gould/Comanda – Comments that the stormwater discharges to the street; there are no public stormwater lines within multiple blocks of the site.

Public Comment:

None.

- D. **2026-04 - 522 Washington Ave Sketch - Bernard Russell - 15-13-112:** The existing parcel is being subdivided into 2 lots. Lot 1 will retain the existing house and Lot 2 will be developed with a single-family detached dwelling, parking and associated improvements.

Presenting: Brent Zerr, Brent Zerr Drafting & Design. Zerr relayed that the two issues at hand are lot width, for which they will seek zoning relief; and identifying the unopened alley in back of the property to determine if parking can continue to be accessed from this area.

Review Letters

Gilmore:

Most comments related to the need for variances for lot width, parking areas.

Commission Discussion:

No additional comments.

Solicitor Comments:

No additional comments.

Public Comment:

None.

- IX. Review of Project Dates
 - A. March 2026
 - 1. Motion to deny unless an offer of extension is provided by Irwin.
Gould seconded.
Motion passed 4-0.
- X. Review of Zoning or SALD Ordinances
 - A. None
- XI. Committee Member Updates/Discussion
 - A. Irwin provided an update on Data Centers.
- XII. Adjournment
 - A. 8:45PM